



City of Scottsdale PROJECT NARRATIVE

1
STOP SHOP

- ☐ Rezoning ☐ Other
☐ Use Permit
☐ Development Review
☐ Master Sign Programs
☒ Variance

Case # 152-PA-2004
 Project Name LAREGGIA
 Location 9494 E TRO LANE
 Applicant CELEBRITY HOMES

SITE DETAILS

Proposed/Existing Zoning: R1-35 ESL
 Use: RES
 Parcel Size: R1-35
☐ Gross Floor Area ☐ Total Units: 1
☐ Floor Area Ratio ☐ Density: 1

Parking Required: N/A
 Parking Provided: N/A
 # Of Buildings: #1
 Height: 21'
 Setbacks: N- 25' S- 30'
 E- 30' W- 12'

In the following space, please describe the project or the request

WE PROPOSE TO RELOCATE OUR NEW
 WALL LOCATION FROM A 30' SET BACK
 TO A 15' SET BACK LINE. WE FEEL WE
 HAVE A EXISTING HARSHIP CASE BECAUSE OF
 THE PREEXISTING WASH AND FLOODWALL AND THE
 DEFINITION OF KEY LOT. BECAUSE OF THESE
 CONDITIONS OUR BACKYARD BECOMES ONE
 OF THE SMALLEST AND LEAST DESIRABLE
 BACK YARDS IN THE SUBDIVISION. OUR
 NEW INTENTION OF MOVING THE SET BACK
 REQUIREMENTS WOULD NOT BE A DETREMENT
 TO THE NIGGBORS OR THE SURROUNDING
 HOMES OR STREETS. THE NEW WALL LOCATION
 WOULD ONLY IMPROVE THE EXISTING
 CONDITION DUE TO THE FACT THAT THE
 STREET SIDE WOULD BE LAND SCAPED
 WITH DESERT PLANT TO PRESERVE THE AREA.



Justification For
Requested Variance



CASE # _____

PROJECT # 52 - PA 2004

APPLICANT TO FILL OUT THIS PORTION

Address Where Variance is Requested

9494 E. TRO LANE

JUSTIFICATION

Must Be Completed Fully By Applicant (All Four Justifications Must Be Satisfied)

1. That there are special circumstances applying to the property referred to in the application which do not apply to other properties in the District. The special circumstances must relate to the size, shape, topography, location or surroundings of the property at the above address.

THE SPECIAL CIRCUMSTANCES ARE THAT THERE
IS AN EXISTING WASH WITH A FLOOD WALL
THAT TAKES UP APPROX 1/5TH OF THE LOT
THAT BECOMES UNUSABLE. BECAUSE OF THE EXISTING
CONDITION OF THE FLOOD WALL THIS LOT BECOME A KEY LOT.

2. That the authorizing of the variance is necessary for the preservation of the privileges and rights enjoyed by other properties within the same zoning classification and zoning district.

DOE TO THE FACT THAT WITHOUT THE
VARIANCE OF THE NEW WALL LOCATION OUR
PROPERTY VALUE WOULD BE AT A DISADVANTAGE BECAUSE
OUR BACK YARD WOULD BE ONE OF THE SMALLEST
IN THE SUBDIVISION BECAUSE OF THE SET BACKS.

3. That special circumstances were not created by the owner or applicant.

THIS CIRCUMSTANCE WAS CREATED BY A PREEXISTING
CONDITION DUE TO THE WASH AND FLOOD WALL. IT IS
OUR INTENTION NOT TO CREAT A SPECIAL
CIRCUMSTANCE BUT A NORMAL AND VISUAL
FLOW FOR THE VISUAL EFFECTS OF THE AREA.

4. That the authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general.

THE NEW WALL CONDITION WILL NOT BE A
DETREMENT TO OTHERS NOR AN EYE SOAR DUE
TO THE FACT THAT NORMAL VISABILITY SITUATIONS
FOR WALL SET BACK ARE 15'.

